



## 41 Vista Green

Kings Norton, Birmingham, B38 9PD

Offers In The Region Of £190,000



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**\*\*WELL PRESENTED THREE BEDROOM END OF TERRACE\*\*** Being situated on Vista Green, located off Ardath Road and Lazy Hill, close to the historical Kings Norton Green, with local amenities, shops, transport links and schools. The property briefly comprises to the ground floor; entrance hallway, living room and kitchen diner. To the first floor; three bedrooms and bathroom. The property also benefits from central heating, double glazing and rear gardens. Energy Efficiency Rating E. To arrange a viewing for this lovely property, please contact our Kings Norton Office.



#### Approach

The property is approached via a pathway leading to fore garden with lawned area and pathway leading to an obscured double glazed front entry door opening into:

#### Hallway

With ceiling light point, stairs giving rise to the first floor landing, laminate wood effect floorcovering and door opening into:

#### Living Room

17'3" max x 12'0" max (5.267 max x 3.669 max)

With double glazed window to the front aspect, two ceiling light point, central heating radiator, laminate wood effect floor covering and door opening into:

#### Kitchen/Diner

15'1" x 10'3" (4.600 x 3.130)

With central heating radiator, useful under stairs storage area, a selection of matching wall and base units including display cabinets, space facility for washing machine, cooker and fridge freezer, tiling to splash backs areas, double glazed window to the rear aspect, double glazed French door giving access to the rear garden and two ceiling light points.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into useful storage cupboard housing the combi boiler and further doors opening into:

#### Bedroom One

8'10" max x 14'11" (2.713 max x 4.555)

With ceiling light point, double glazed window to the front aspect and central heating radiator.

#### Bedroom Two

13'1" x 8'4" (3.992 x 2.547)

With ceiling light point, double glazed window to the rear aspect and ceiling light point.

#### Bedroom Three

6'0" max x 11'9" max (1.844 max x 3.602 max)

With central heating radiator, double glazed window to the front aspect and ceiling light point.

#### Bathroom

6'7" x 6'6" (2.010 x 1.997)

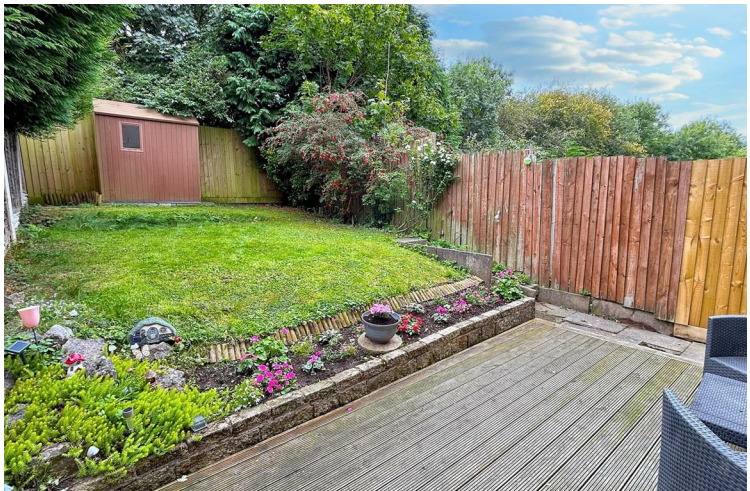
With laminate wood effect floor covering, central heating radiator, ceiling light point, obscured double glazed window to the rear aspect, tiling to splash back areas, low flush WC, wash hand basin in vanity unit with mixer tap over and bath with mixer tap and wall mounted electric shower over.

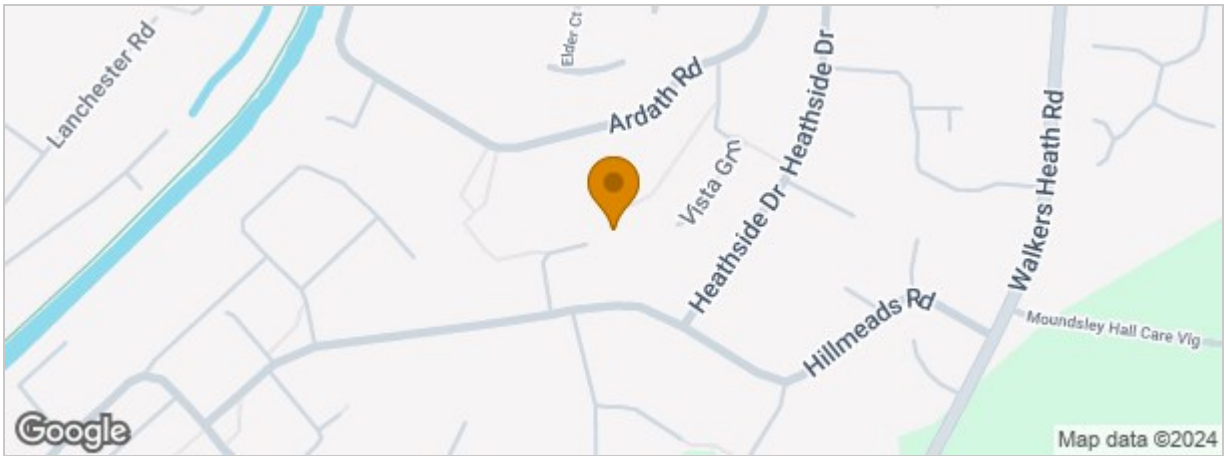
#### Rear Garden

With raised decked area with step down to pathway leading to a mature lawned area with decorative plants, trees and shrubs to borders and side access point,

#### Tenure

We believe the property to be Freehold subject to Solicitors confirmation.





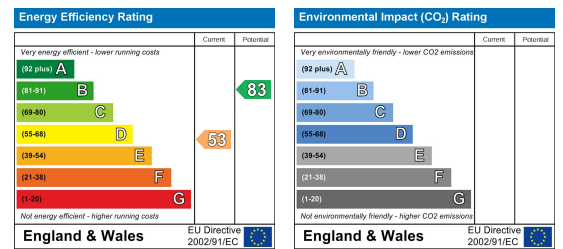
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.